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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

884,800 / 884,800

USE VALUE:

884,800 / 884,800

ASSESSED:

884,800 / 884,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
103		GRAFTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GREAR LOUISE ANN	
Owner 2:	
Owner 3:	

Street 1: 103 GRAFTON STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER
Owner 1: LETTERI THOMAS C -
Owner 2: LETTERI KAREN V -
Street 1: 103 GRAFTON STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Clapboard Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
7/22/2014 869 Addition 75,400
3/14/2012 239 Manual 1,606
9/2/2010 1077 Siding 21,000
10/15/2007 939 Manual 28,500
11/29/2004 1138 Re-Roof 10,530

ACTIVITY INFORMATION
4/7/2015 Inspected PC PHIL C
7/28/2014 Info Fm Prmt PC PHIL C
1/22/2009 Meas/Inspect 294 PATRIOT
10/30/2004 MLS MM Mary M
4/8/2000 Inspected 264 PATRIOT
10/1/1999 Mailer Sent
10/1/1999 Measured 267 PATRIOT
6/1/1991 PM Peter M

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 4950 Sq. Ft. Site 0 80. 1.15 1

101 One Family 4950 Sq. Ft. Site 0 80. 1.15 1	454,802	454,800
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EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good	OF=SINK IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 1
	HB: 1		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	A - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	1 - AB Avg
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYS COND**

GV - Good-VG

10.

%

FUNCTIONAL

%

ECONOMIC

%

SPECIAL

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